



WHEREAS EAST HERTS DISTRICT COUNCIL, being the appropriate local planning authority within the meaning of article 4(5) of the Town and Country Planning (General Permitted Development) (England) Order 2015, is satisfied that it is expedient that development of the descriptions set out in Schedule One below should not be carried out on land the subject of this Direction being the land shown on the deposited plans and those parcels of land identified by their postal addresses set out in Schedule Two and their extent identified by red edging on the deposited plans, all of them being within the Bishop's Stortford Conservation Area, unless planning permission is granted on an application made under Part III of the Town and Country Planning Act 1990 as amended.

NOW THEREFORE the said Council, in pursuance of the power conferred on them by Article 4(1) of the Town and Country Planning (General Permitted Development) Order 2015, hereby direct that the permission granted by Article 3 of the said order shall not apply to development on the said land of the descriptions set out in the Schedule below.

THIS DIRECTION was made on the 14 June 2017 under article 4(1) of the said Order and took immediate effect. Representations relating to the Direction were invited by the Council for a period of 28 days and closed on the 14 July 2017. Notice is hereby given that the Council has considered the representations received and has determined to confirm the Direction.

**East Herts District Council (Bishop's Stortford Conservation Area)
Article 4(1) Direction 2017.**

**Town & Country Planning (General Permitted Development) (England) Order 2015:
Classes of Permitted Development confirmed as withdrawn**

SCHEDULE ONE

To elevations or areas facing or visible from a highway, open space or waterway (except Class G):

Schedule 2, Part 1. Development within the Curtilage of a Dwellinghouse

Class A - The enlargement, improvement or other alteration of a dwellinghouse.

Class C - Any other alteration to the roof of a dwellinghouse.

Class D - The erection or construction of a porch outside any external door of a dwellinghouse.

Class E - The provision within the curtilage of the dwellinghouse of-

(a) any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or

(b) a container used for domestic heating purposes for the storage of oil or liquid petroleum gas.

Class F - Development consisting of-

(a) the provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such; or

(b) the replacement in whole or in part of such a surface.

Class G - The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse.

Class H - The installation, alteration or replacement of a microwave antenna on a dwellinghouse or within the curtilage of a dwellinghouse.

Schedule 2, Part 2. Minor operations

Class A - The construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.

Class C - The painting of the exterior of any building or work.

Schedule 2, Part 11. Heritage and demolition

Class C - Any building operation consisting of the demolition of the whole or any part of any gate, fence, wall or other means of enclosure.

SCHEDULE TWO

Conservation Area/ Addresses Affected:

BISHOP'S STORTFORD CONSERVATION AREA:

ALPHA PLACE 1, 2, 2A, 2B, 2C; 3, 5, 7, 9, 10, 11.

APTON FIELDS 114-136 (Even).

APTON ROAD Stacey Court 1-8 (Consec). Apton Road cont./ 1, 3-10 (Consec), 11, 11A, 12, 14, 15, 16, 17, 17A, 18, 19, 19A, 20-25 (Consec), 27, 27A, 29-35 (Odd), 47-61 (Odd), 61A, 63-95 (Odd); 96-102 (Even), 102A, 104-110 (Even), 112A, 112B, 138, 138A, 140-144 (Even).

BARRELLS DOWN ROAD 1 (Northgate Cottage), 2C, 2D, 2E, 2F, 2G, 2H.

BARTHOLOMEW ROAD 1-41 (Odd), 55-61 (Odd); 4-40 (Even).

BASBOW LANE 31-37 (Odd).

BELL HILL Masons Court 1, 2, 3, 11, 12, 14. Bells Hill cont./ 1-33 (Odd), 33A; 2 (Hill Cottage), 8-12 (Even), 24-30 (Even), 32 (Violet Cottage), 36, 40.

BROOKHOUSE PLACE 1 (The Coach House), 3-9 (Consec).

CASTLE STREET 3-17 (Odd), 23, 27-47 (Odd); 4-18 (Even), 18A, 20-32 (Even), 40.

CHANTRY ROAD The Garden House, 1, 1A, 1B, 3 (The Coaching House, The Emery), 5, 7, 9 (Hazelside), 9A, 9B (Osbourne House), 11 (Chantry Lodge), 13; 2, 4, 4A, 6.

CHAPEL ROW 6-12 (Even).

CHESTNUT CLOSE 1-27 (Odd); 2-28 (Even).

CHURCH STREET 11, 13, 15, 27 (The Old Vicarage), 27A, 27B, 27C; 18A, 20, 22, 24, 28, 28A, 30.

CLAYPONDS The Malt House.

CROWN TERRACE 1-35 (Odd).

DANE OCOYS ROAD 1, 1A (The Haven).

DANE STREET 11-23, 29.

DUNMOW ROAD Hockerill Anglo European College Canterbury Building House, Winchester House. Joscelyn Yard 9. Dunmow Road cont./ 13-51 (Odd), 57, Rochester Cottage, 63-81 (Odd); 8, 10-56 (Even), 62.

FOXLEY DRIVE Foxley Cottage, 1, 1A (Cedars), 3-13 (Odd).

GRANGE ROAD 1, 7-17 (Odd), 17A, 19-21 (Odd), 23 (Hegley House), 27, 47; 2-54 (Even).

GROVE PLACE 1-12 (Consec).

HADHAM ROAD 7, 9, 9A, 11 (Cherry Cottage), 13-49 (Odd), 67, 67A, 69-83 (Odd), 93, 117, 119, 119A, 121, 121A, 123, 125, 125A, 127, 129; 10, 12, 30, 34, 36B (Little Burford), 38, 40 (Thornfield House), 42-66 (Even), 70-84 (Even), Hawthorn Cottage, 86-92 (Even), 94A, 98-106 (Even), 114-122 (Even), 124, 124A.

HALF ACRES 3, The Monks Walk, 5, Priory, Cloisters, Monkams, 19; 4, 6.

HOCKERILL STREET Bakers Court 5-9 (Consec).

JEANS LANE 1-4 (Consec), 10, 11, 12 (Dingley Dell).

JERVIS ROAD 1-33 (Odd), 2-54 (Even).

KING STREET The Old Barn, The Coach House, 1, 1A, 1B, 3-33 (Odd); 4, 6, 30.

KING STREET MEWS 1-4 (Consec).

LIMES CRESCENT 1-5 (Odd); 2-6 (Even).

LONDON ROAD 15-29 (Odd), 33A, 35 (Church View Cottage), 35A (Laburnham Cottage), 41 Grange Villa, 47.

MANOR ROAD 1-11 (Odd), 11A, 13-33 (Odd); 2-6 (Even), 6A, 6B, 6C, 6D, 8-26 (Even).

MAPLE AVENUE 2 (Montagu House), 2A (Beaufort House), 4 (Subansiri), 6, 8A, 10, 12 (Sycamore House), 18.

MARKET SQUARE 10 (Tenter Barn), 10A.

MARKWELL PLACE 1, 2, 3, 4, 5, 6.

MAZE GREEN ROAD 9; 6, 8, 12, 14, 16, 46.

MIDDLE ROW 54.

NEW PATH 29 (East View), 31 (Broomsticks).

NEWBURY CLOSE 1-6 (Consec).

NEWTOWN ROAD 9B, 21-29 (Odd), 29A, 31-43 (Odd), 47-81 (Odd); 4-16 (Even), 28-78 (Even).

NORTH TERRACE 1, 11.

NORTHGATE END Northgate Place 1, 2. Northgate End 21, 25-35 (Odd); 14A, 16, 16A, 18-24 (Even).

NURSERY CLOSE 1, 2, 3.

NURSERY ROAD 15-53 (Odd), 59-89 (Odd), 97, 99; 2-20 (Even), 20A, 20B, 22-46, 48 (Haakie), 50-60 (Even), 68-72 (Even), 78-106 (Even), 110-114 (Even).

OAK STREET 47.

OAKLEIGH COURT 1, 2, 3.

OAKTREE CLOSE 1-17 (Odd); 2-16 (Even).

OLD RIVER LANE 1, 2, 3.

PORTLAND PLACE 1-13 (Odd); 2-14 (Even).

PORTLAND ROAD 1-25 (Odd), 25B, 43-47 (Odd); 2-38 (Even), 38A, 40-46 (Even), 50-56 (Even).

PYE GARDENS 1-13 (Consec).

RED CLOSE 1-5 (Consec).

REGENCY CLOSE 1-13 (Odd); 2-12 (Even).

RIVERSIDE Regency Way 1-8 (Consec).

ROYAL OAK GARDENS 1-10 (Consec).

RYE STREET 1, 1A, 1B, 3, 5.

SANDLE STREET 1-5 (Odd), 7 (The Nook), 9, 9A, 11, 13; 2-20 (Even).

SHORTLANDS PLACE 1-4 (Consec).

SIDNEY TERRACE 1-31 (Odd); 2-32 (Even).

SOUTH ROAD Kings Cottages 9-20 (Consec).

SOUTH STREET Kings Cottages 1-8 (Consec). South Street 136-142 (Even), 146-168 (Even)

SPRING PLACE 1.

ST JOSEPHS COURT 1-7 (Consec).

STANSTED ROAD Percival Court 21-24 (Consec), 26-28 (Consec), Stansted Road 21-33 (Odd), 14-20 (Even), 34-46 (Even), 66-100 (Even).

STATION ROAD Waterfront House.

STEEPLE VIEW 1-4 (Consec).

THE CAUSEWAY Castle Cottage, Masterman Wharf 1-6 (Consec).

THE OLD MALTINGS 1-10 (Consec).

THORNFIELD ROAD 1, 1A, 1B, 3, 5 (The Gables), 7-17 (Odd), 21-27 (Odd); 2, 2A (Taintons Croft).

TRINITY CLOSE 1, 3, 7-17 (Odd); 2-26 (Even).

TRINITY STREET 11, 13, 13A, 13B, 15, 17, 19-43 (Odd); 6-26 (Even).

TRINITY WAY 1-8 (Consec).

TUCKERS ROW 18-24 (Even).

VICARAGE CLOSE 1-8 (Consec).

WARWICK ROAD 1-15 (Odd), 15A, 17, 19, 21, 21A, 23-47 (Odd); 36A, 38-66 (Even).

WESTFIELD ROAD Steps House, 1, 1A, 3-9 (Odd), 15 (Westhill), 17 (Cavan), 19-27 (Odd), 27A, 29, 29A, 31; 2, 4, The Coach House, 12, 18 (Clare Cottage).

WILLIAM SEARING CLOSE The Old Barn, 1-5 (Consec).

WINDHILL 7, 9, 11A, 13, 15, 15B, The Granary, Stable End, 17 (Acer House), 19, 19A, 21; 2, 6, 16, 18, The Linhay, 20A, 22, 24, 28A, 44, 46, 46A, 48, 48A (Danehurst), 50-58 (Even).

WINDHILL FIELDS Cliff Cottage, The Nook, Fairhaven.

WINDHILL OLD ROAD Lawns Cottage, Bareppa, Whetsford, Fir Trees, St Johns.

YEW TREE PLACE 1-10 (Consec).

STATEMENT OF EFFECT OF THE CONFIRMED ARTICLE 4(1) DIRECTION

The confirmed Article 4(1) direction has the effect of restricting development normally permitted by the above parts of the Town and Country Planning (General Permitted Development) Order 2015 and making it the subject of a specific planning application.

The development specifically restricted by the Direction is as set down in the above schedule, specifying the relevant classes of development and the relevant properties affected.

A copy of the duly sealed Direction, statement of the effect of the Direction, and a plan of the area and properties included within the Direction may be inspected between the hours of 09.00 and 17.00, Monday to Friday, at the following address:

East Herts Council, Wallfields, Pegs Lane,
Hertford, Herts SG13 8EQ.